067.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,100 / 865,100
					USE VALUE:	865,100 / 865,100
					ASSESSED:	865,100 / 865,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MONTROSE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMIDONE BENJAMIN &
Owner 2:	KRAWCHUK MICHELLE
Owner 3:	
Street 1:	9 MONTROSE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH STEVEN D -
Owner 2:	FISHER MARIE CLARE -
Street 1:	9 MONTROSE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6188.000	438,800	2,400	423,900	865,100
Total Card	0.142	438,800	2,400	423,900	865,100
Total Parcel	0.142	438,800	2,400	423,900	865,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.94 | /Parcel: 514.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42778
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!5718!

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,800	2400	6,188.	423,900	865,100		Year end	12/23/2021
2021	101	FV	427,100	2400	6,188.	423,900	853,400		Year End Roll	12/10/2020
2020	101	FV	427,100	2400	6,188.	423,900	853,400	853,400	Year End Roll	12/18/2019
2019	101	FV	311,400	2500	6,188.	393,700	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	311,400	2500	6,188.	393,700	707,600	707,600	Year End Roll	12/20/2017
2017	101	FV	311,400	2500	6,188.	345,200	659,100	659,100	Year End Roll	1/3/2017
2016	101	FV	311,400	2500	6,188.	314,900	628,800	628,800	Year End	1/4/2016
2015	101	FV	299,500	2500	6,188.	278,600	580,600	580,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:39:03

LAST REV

Date	Time
08/12/19	11:27:09
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5718

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH STEVEN D,	57984-156		11/30/2011		625,000	No	No		
CLUKEY MARK E	34923-21		2/27/2002	Family	339,000	No	No		
ODONNELL M	30060-205		4/16/1999		188,000	No	No		
	8838-59		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2007	972	Redo Kit	10,000	C		G9	GR FY09	
9/27/2007	865	Addition	60,000	C		G9	GR FY09	add second floor
9/27/2006	819	Addition	9,500	C		G8	GR FY08	porch to office
4/9/2003	243	Redo Kit	6,150	C				ceramic tile floor
5/15/2002	375	Wood Dec	4,500	C				12X16 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Meas/Inspect	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
3/30/2012	MLS	EMK	Ellen K
4/13/2009	Meas/Inspect	372	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	70.	0.98	12									423,947						423,900	

Total AC/HA:	0.14206	Total SF/SM:	6188	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,947	Spl Credit		Total:	423,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	0.99989998
Adj $ / SQ:	165.733
Other Features:	137590
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459930
Depreciation:	21157
Depreciated Total:	438774

COMMENTS

SCUTTLE HOLE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

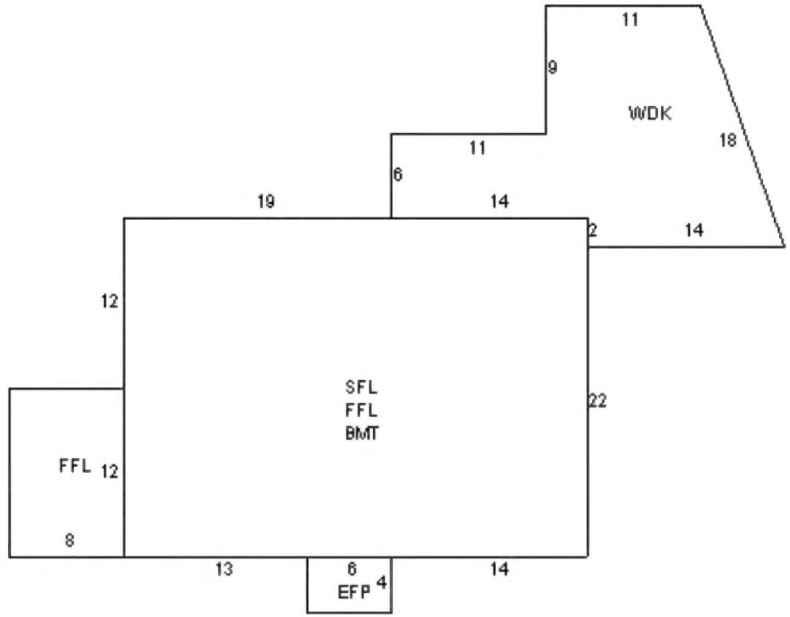
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.73
Special Features:	0	Val/Su Net:	157.05
Final Total:	438800	Val/Su SzAd	261.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	165.730	147,171
BMT	Basement	792	49.720	39,378
SFL	Second Floor	792	165.730	131,261
WDK	Deck	298	9.350	2,788
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,794			Total:	322,340
Size Ad	1680	Gross Area	2794	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X16	G	GD	2002	14.01	T	10.2	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400

IMAGE

AssessPro Patriot Properties, Inc